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JAMES W. RIBBRON

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**REGULAR MEETING OF
MAY 12, 2020**

In accordance with Section 5(4) of the Michigan Open Meetings Act, MCL 15.265(4), The Board of Zoning Appeals will hold its meetings by **ZOOM** you can either call in or join by web. We encourage the public to use one of the following:

The Telephone Numbers Are:
(312) 626-6799 or (213) 338-8477, Meeting ID: 927361025

If You Are Joining By Web The Link Is:
<https://cityofdetroit.zoom.us/j/927361025>

If you need additional information regarding this meeting, you can contact either James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 451-2678

DOCKET

- I. OPENING:**
 - A. CALL TO ORDER.....9:00 A.M.**
 - B. ROLL CALL.....**
- II. PROCEDURAL MATTERS**
- III. MINUTES:**
 - A. APPROVAL OF MINUTES: April 28, 2020**
- IV. COMMUNICATIONS:**
- V. MISCELLANEOUS BUSINESS:**
- VI. PUBLIC HEARINGS:**

This Meeting is open to all members of the public under Michigan’s Open Meetings Act

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at **(313) 224-4950**, through the TTY number 711, or email at crio@detroitmi.gov to schedule these services.

9:15 a.m **CASE NO.:** **6-20**

APPLICANT: **BRAIN HURTTIENNE**

LOCATION: **3985 Commonwealth** Between: W. Alexandria and Selden St. in a R3 Zone (Major Business District-Historic)-City Council District #6

LEGAL DESCRIPTION OF PROPERTY: **W COMMONWEALTH 18 N 2.50 FT 19 BLK 3 AVERY & MURPHYS SUB L9 P42 PLATS, W C R 8/52 50.29 X 130**

PROPOSAL: **Brian Hurttienne request dimensional variances to construct a 1,701 sq. ft. Single Family Residence with 720 sq. ft. attached garages (By-Right) on a 6,534 sq. ft lot in a R3 zone Low Density Residential District. This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance of the minimum setbacks; front yard setback 20% required – 10% proposed and garage – corner lot requirements 10% - 0% proposed. a variance is required; (Sections 50-4-132 - Other variances, 50-4-131 - Permitted dimensional variances and 50-4-121 Approval Criteria.).AP**

10:30 a.m. **CASE NO.:** **102-19**

APPLICANT: **PROFESSIONAL CONTRACTOR & CONSULTING**

LOCATION: **5602 Martin** Between: Pittsburg and McGraw R2 Zone (Two-Family Residential District)-City Council District #6

LEGAL DESCRIPTION OF PROPERTY: **E MARTIN N 11.7 FT 10 9 CHAS DANIELS SUB L22 P89 PLATS, W C R 18/337 30.7 X 118**

PROPOSAL: **Professional Contracting & Consulting request permission to change a non-conforming Store & Dwelling (Permit # 4931-A August 13, 1926) to non-conforming Retail with Offices on the 2nd floor of an approximately 5,900 square feet building office use will be 2,373 square feet in a R2 Zone (Two-Family Residential District). This case is appealed because a non-conforming use may be changed to another nonconforming use only where reviewed and approved by the Board of Zoning Appeals in accordance with the procedures that are specified in Section 50-2-67 of this Code and the Board of Zoning Appeals may approve such change of use only where the Body determines that the new proposed use will be less injurious to the surrounding area than the previous nonconforming use; proposed parking “does not work” and no dumpster provided. (Sections 50-15-30 - Change of nonconforming use to other nonconforming use).AP**

11:30 a.m. **CASE NO.:** 101-19 aka BSEED SLU2019-00092

APPLICANT: SPOT LITE, LLC – ROULA DAVID

LOCATION: 2905 Beaufait Between: Charlevoix and Benson in a M4 Zone (Intensive Industrial District)-City Council District #5

LEGAL DESCRIPTION OF PROPERTY: W BEAUFAIT 2 THRU 4 RENOS SUB L20 P37 PLATS, W C R 15/136 104.42 X 154.74

PROPOSAL: Spot Lite, LLC – Roula David request a parking variance to renovate a 5,430 square foot portion of a 27,476 square foot building into Art Gallery, bar and cafe space with 1,000 square of outdoor seating in a M4 Zone (Intensive Industrial District). This case is appealed because the Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; Location or Amount of Off-Street Parking. For a variance from the required location of off-street parking facilities or the amount of off-street parking facilities required, or both, where, after investigation by the Board, it is found that such modification is necessary to secure an appropriate development of a specific parcel of land, provided, that any such modification will not be inconsistent with other requirements and general purpose of this Zoning Ordinance; 100 parking spaces are required – 35 (thirty-five) for the Bar; 6 for outdoor patio, 39 spaces for the café and 20 spaces for the Art Gallery – the building is on a Zero-lot-line with no space for parking, the applicant has a shared parking agreement (Sections 50-4-131(1) - Permitted dimensional variances and 50-4-121 Approval Criteria).AP

VII. PUBLIC COMMENT / NEW BUSINESS

Next Hearing Date: May 12, 2020

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED